133.0	0009	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,200 / 895,200
					USE VALUE:	895,200 / 895,200
					ASSESSED:	895,200 / 895,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LITTLETON BROOKE HYLAND
Owner 2:	FITZGERALD PATRICK DENNIS
Owner 3:	
Street 1:	109 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOYLE BARBARA L/ TRUSTEE -
Owner 2:	BARBARA L BOYLE LIVING TRUST -
Street 1:	109 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,014 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2107 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6014.000	354,800		540,400	895,200
Total Card	0.138	354,800		540,400	895,200
Total Parcel	0.138	354,800		540,400	895,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.89 | /Parcel: 424.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86034

GIS Ref

GIS Ref

Insp Date 12/01/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 133.0-0009-0008.0

!10424!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,700	0	6,014.	540,400	895,100	895,100	Year End Roll	12/18/2019
2019	101	FV	280,300	0	6,014.	570,400	850,700	850,700	Year End Roll	1/3/2019
2018	101	FV	280,300	0	6,014.	420,300	700,600	700,600	Year End Roll	12/20/2017
2017	101	FV	280,300	0	6,014.	402,300	682,600	682,600	Year End Roll	1/3/2017
2016	101	FV	280,300	0	6,014.	372,300	652,600	652,600	Year End	1/4/2016
2015	101	FV	273,400	0	6,014.	312,200	585,600	585,600	Year End Roll	12/11/2014
2014	101	FV	273,400	0	6,014.	305,000	578,400	578,400	Year End Roll	12/16/2013
2013	101	FV	273,400	0	6,014.	290,600	564,000	564,000		12/13/2012

PRINT

Date	Time
12/11/20	00:43:44

LAST REV

Date	Time
09/09/20	15:36:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10424

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYLE BARBARA L	75414-298		8/20/2020		890,000	No	No		
BOYLE WALTER L	63770-452		6/18/2014	Convenience	1	No	No		
	12835-711		7/31/1975		50,500	No	No		N

USER DEFINED

Prior Id # 1:	86034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2018	351	Re-Roof	10,495	C				
5/2/1994	155	Manual	4,000					REPLACE WDK/STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
12/1/2008	Meas/Inspect	163	PATRIOT
1/15/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6014		Sq. Ft.	Site		0	90.	1.00	10									540,378						540,400	

Total AC/HA: 0.13806 | Total SF/SM: 6014 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 540,378 | Spl Credit | Total: 540,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23100924
Const Adj.:	1.00979996
Adj $ / SQ:	155.384
Other Features:	80500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514144
Depreciation:	159385
Depreciated Total:	354760

COMMENTS

PDAS OTHR FX SHOWER OF MBR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

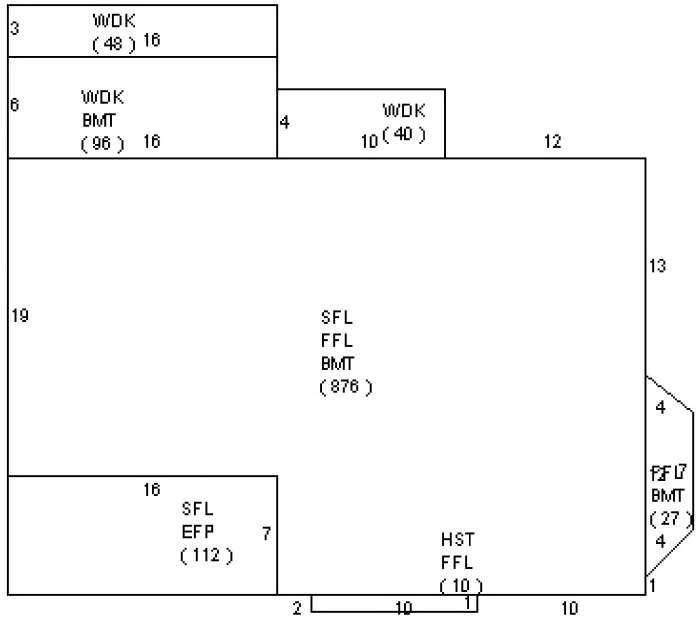
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.01
Special Features:	0	Val/Su Net:	114.38
Final Total:	354800	Val/Su SzAd	196.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	999	55.710	55,650
FFL	First Floor	913	155.380	141,866
SFL	Second Floor	889	155.380	138,168
WDK	Deck	184	11.550	2,125
EFP	Enclos Porch	112	52.040	5,828
HST	Half Story	5	155.380	777

Net Sketched Area:	3,102			Total:	344,414
Size Ad	1807.1999	Gross Are	3206	FinArea	2107

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	